

Zoning-related Fees

Application	Staff Cost*	Current Fee	Proposed Fee
Rezoning (map amendment)	\$873	\$500	\$750
New PUD	\$1,994 to \$5,081	\$500	\$2000 + \$200/acre (max. \$5000)
Major PUD amendment		\$0	\$1000
Minor PUD amendment		\$0	\$500
Special Exception		\$500	\$500 (no change)
Variance		\$500	\$500 (no change)
Zoning Verification Letter		\$0	\$50
Temporary Use Permit		\$0	\$50
Sexually-Oriented Business	\$396	\$0	\$500

** Includes salaries, benefits, overhead and legal services.*

Zoning Fees

Application	Austin ¹	Cedar Park	Georgetown	Leander	Pflugerville	Round Rock (proposed)
Rezoning	<1/4 ac = \$925 1/4-1/2 ac = \$980 1/2-1 ac = \$1090 ... 15 ac = \$2300 + \$50/ add'l acre (max. 400 acres) ¹	\$500/ first 3 ac. + \$25/ add'l acre (max. \$2000)	\$325/ first 5 ac. + \$50/ add'l 5 ac (max \$1200)	\$450 ⁴	< 5 ac = \$500 5-10 ac = \$1000 >10 ac = \$2500	\$750
Special Exception	\$130 ²	N/A	\$325 (special use permit)	\$250 (special use permit)	\$200 minimum	\$500 (no change)
Variance	\$330	\$700 ³	\$250	\$450 ⁴	\$200 minimum	\$500 (no change)
<i>+ notification</i>	<i>\$165</i>	<i>\$150 + \$5/ property owner</i>	<i>\$25+</i>	<i>\$4/ property owner</i>	<i>included</i>	<i>\$1/ property owner (no change)</i>
Temporary Use Permit	N/A	\$85 (tent sale permit)	\$50	\$250	N/A	\$50
Zoning Verification Letter	\$17	\$50	\$25	\$0	\$0	\$50

¹ Austin discounts Rezoning fees by 30-50% in its Desired Development Zones (DDZs).

² Austin's Special Exception = \$75 + \$55 (notification signs)

³ Cedar Park's Variance = \$500 + \$200 (legal)

⁴ Leander's Rezoning & Variance fees = \$250 + \$200 (legal)

PUD Fees

Application	Austin ¹	Cedar Park	Georgetown	Leander	Pflugerville	Round Rock (proposed)
New PUD	<10 ac. = \$2475 10-15 ac. = \$2945 ... >100 ac = \$7975 +\$24/ add'l acre (over 1000 ac = +\$11/ add'l ac.)	\$2,200 ² + \$75/ acre (max \$10,000)	PUD fee: 3-5 ac. = \$625 +\$50/ add'l 5 ac. (max. \$2500) +dev. agreement: \$2500	PUD w/ CP: \$350 + \$5/lot OR PUD w/ site plan: \$1495 + \$120/lot	(ALUR district) <50 ac. = \$2550 >50 ac. = \$5050	\$2000 +\$200/acre (max. \$5000)
			+hourly staff time +all legal fees		+ all legal fees	
PUD Amendment (Council approval)	\$165	½ original fee	(same as rezoning) \$325/ first 5 acres + \$50/add'l 5 acres (max. \$1200)	\$700 ³	\$1000	\$1000
					+ all legal fees	
+ notification	\$165	\$150 + \$5/notice	\$25+	\$4/ property owner	included	\$1/ property owner (no change)
PUD Amendment (administrative)	\$165	½ original fee	(same as major amendment)	\$700 ³	\$1000	\$500
					+ all legal fees	

¹ Austin discounts New PUD fees by 30-50% in its Desired Development Zones (DDZs).

² Cedar Park's PUD fee = \$2000 + \$200 legal

³ Leander's PUD Amendment fees = \$500 + \$200 legal

Revenue from PUD Fees

Based on actual applications from the 2006 calendar year, the difference between current and proposed PUD fees was **\$25,785**.

Application type	# applications	Total current fees	Total proposed fees
New PUD	6	\$3,000	\$26,285
Major PUD Amendment	3	\$1,500	\$2,500
Minor PUD Amendment	3	\$0	\$1,500
TOTALS		\$4,500	\$30,285
Difference (12 months) <i>(total proposed fees – total current fees)</i>			\$25,785

Site-related Fees

Application	Staff Cost ¹	Current Fee	Proposed Fee
Standard Site Plan ² (3 reviews)	\$5,010	\$0	\$1000 + \$200/acre (max. \$5000)
Additional Review ³		\$0	\$500
Small Project Site Plan ⁴	\$2,313	\$0	\$500
Amendments to approved site plan		\$0	\$500
License Agreements ⁵ (existing HOAs)	\$3,359	\$0	\$250
License Agreements ⁵ (new developments)	\$3,359	\$0	\$500

¹ Includes salaries, benefits, overhead and legal services.

² If the applicant does not reply to staff comments within 90 days of receipt, the application will be disapproved and a new application and fee will be required.

³ After three full reviews, a fee of \$500 will be charged for each additional review. The additional review fee will not be charged in cases where the DRC issues a new comment that was inadvertently omitted during the previous three review cycles, which are included in the standard site plan fee.

⁴ A small project 1) does not propose changes to existing utilities; 2) does not require new public utilities; 3) has no adverse storm water drainage impact; **and** 4) is either a) 0.25 acres or less; b) expands total building area by less than 20% (max. 1500 sf); **OR** c) is a temporary building as outlined in Section 11.425.

⁵ Proposed fee does not cover staff cost because License Agreements significantly improve the City's appearance.

Site Review Fees

Application	Austin	Cedar Park	Georgetown	Pflugerville	Round Rock (proposed)
Preliminary Site Plan	devel. assessment fee applies to site plan fee	included in site plan fee	included in site plan fee	included in site plan fee	included in site plan fee
Site Plan (Full)	(consolidated review) <1/4 ac. = \$2175 1/4-1/2 ac. = \$2310 1/2-1 ac. = \$2530 15 ac = \$3000 + \$16/ add'l acre	\$275 ¹ + impervious fee² = \$.04/sf first 50K sf +\$.02/sf next 50K sf +\$.01/sf next 100K sf +\$.002/sf add'l sf + inspection fee² = < 50K sf = \$125 50-100K sf = \$150 100-200K sf = \$250 >200K sf = \$500	\$640 /first acre ³ +\$65 /add'l acre	\$.06 /sf impervious cover ² (max. \$5000)	\$1000 + \$200 /acre (max. \$5000)
Additional Review	included in site plan fee	included in site plan fee	included in site plan fee	included in site plan fee	\$500
Small Project Site Plan	\$1130	same as site plan	same as site plan	same as site plan	\$500
Site Plan Amendments	correction = \$165 small project = \$485 otherwise ½ original fee	case-by-case	\$250	\$0	\$500
License Agreement	\$425	\$0	\$35	same as site plan	\$250 (existing HOAs) \$500 (new devel.)

¹ Cedar Park's base Site Plan fee = \$200 legal + \$50 fire + \$25 public works permit

² "sf" = square feet impervious cover (paving as well as building), typically 80% of the lot.

³ Georgetown's Site Plan fee = \$390 + \$250 fire review + \$65/acre

Site Review Fees (Examples)

Application	Austin	Cedar Park	Georgetown	Pflugerville	Round Rock (proposed)
<i>2-acre commercial lot (such as a drugstore or pad site) with 80% impervious cover (69,696 sf)</i>					
Site Plan (Preliminary, Full, and one additional review)	\$2,670	\$2,819	\$705	\$4,182	\$1,700
<i>20-acre shopping center with 80% impervious cover (696,960 sf)</i>					
Site Plan (Preliminary, Full, and one additional review)	\$3,080	\$5,769	\$1,875	\$5,000 (capped)	\$5,000 (capped)

“impervious cover” includes both buildings and paving, including parking and sidewalks, etc.

Revenue from Site Plan Fees

Based on actual applications from January-June 2006, the difference between current and proposed Site Plan Fees was **\$52,600**.

Application type	#applications	Total current fees	Total proposed fees
Site Plan (full)	24	\$0	\$35,600
Additional Site Plan Review	5	\$0	\$2,500
Small Project Site Plan	24	\$0	\$12,000
Site Plan Amendment	1	\$0	\$500
License Agreement (all for new developments)	4	\$0	\$2,000
TOTALS		\$0	\$52,600
Estimated difference (6 months) <i>(total proposed fees – total current fees)</i>			\$52,600
Estimated difference (12 months) <i>(6-month estimated difference x 2)</i>			\$105,200